

OPENSACE AND VEGETATION EXHIBIT

APPLICANT/OWNER

ERIC BERSZTYN  
4938 HIDDEN DUNE CT.  
SAN DIEGO, CA 92130

SOLAR NOTE:

ALL PARCELS WITHIN THIS SUBDIVISION SHALL HAVE ACCESS TO A MINIMUM 100' WIDE OPEN SPACE EASEMENT ALLOWED BY THIS SUBDIVISION.

BIOLOGICAL CONSULTANT

VINCENT SCHIEDT  
3158 OCCIDENTAL DR.  
SAN DIEGO, CAL 92122  
(658) 447-3873

POWER

SDG&E

TELEPHONE

PAC BELL

A.P.N.

508-180-0809

AVERAGE SLOPE

34%

LEGAL DESCRIPTION

PARCEL 1 PM 7371

GENERAL PLAN REGIONAL CATEGORY

ED

COMMUNITY/SUB-REGIONAL PLAN AREA

CREST / DEHSA

LAND USE

A-70

EXISTING ZONING

A-70

TOPOGRAPHY

MARINO AREA SURVEYS

ASSOCIATED PERMITS

GRADING

PUBLICLY MAINTAINED ACCESS ROAD

LA CRESTA ROAD via EXIST. 40' PRIVATE EASEMENT

WATER

PADRE DAM AND HELIX WATER DISTRICT

SEWER

SEPTIC SYSTEMS ONSITE

FIRE

SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT

SCHOOL DISTRICTS

GROSSMONT HIGH SCHOOL/CAJON VALLEY SCHOOL DISTRICT

GRADING

GRADING: CUT 14,000 C.Y. FILL 14,00 C.Y.

DESIGN SPEED

20 MPH

LAND USE DESIGNATION

RESIDENTIAL #17

AVERAGE LOT SIZE

5.59 AC NET 5.85 AC GROSS

OPEN SPACE EASEMENT (PROPOSED)

SPECIAL ASSESSMENT ACT STATEMENT

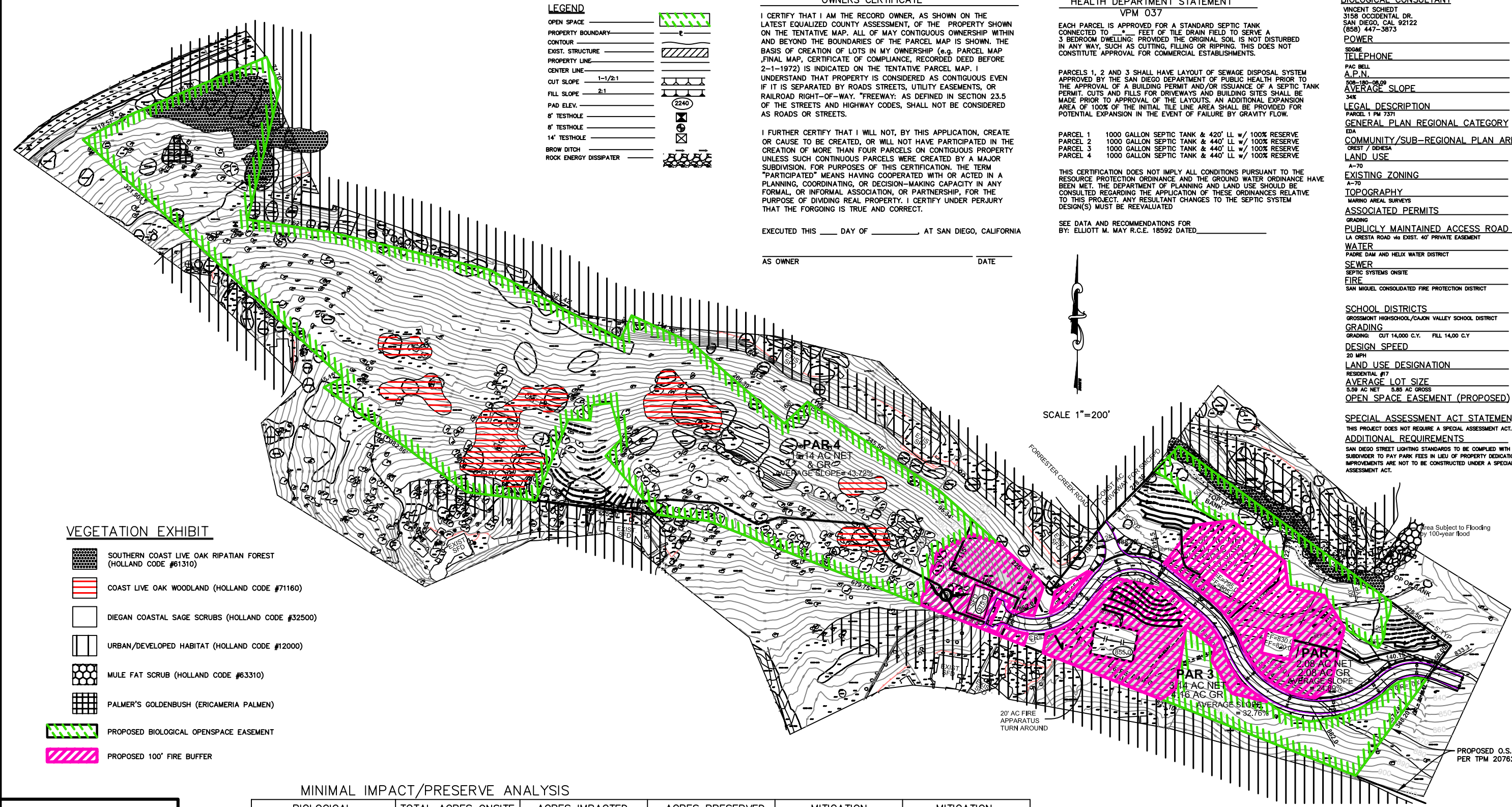
THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

ADDITIONAL REQUIREMENTS

SAN DIEGO STREET LIGHTING STANDARDS TO BE COMPLIED WITH

SUBDIVIDER TO PAY PARK FEES IN LIEU OF PROPERTY DEDICATION

IMPROVEMENTS ARE NOT TO BE CONSTRUCTED UNDER A SPECIAL ASSESSMENT ACT.



- LEGEND
- OPEN SPACE

PROPERTY BOUNDARY

CONTOUR

EXIST. STRUCTURE

PROPERTY LINE

CENTER LINE

CUT SLOPE 1-1/2:1

FILL SLOPE 2:1

PAD ELEV.

8" TESTHOLE

8" TESTHOLE

14" TESTHOLE

BROW DITCH

ROCK ENERGY DISSIPATER
- 

OWNERS CERTIFICATE

I CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MAY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF LOTS IN MY OWNERSHIP (e.g. PARCEL MAP ,FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2-1-1972) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. "FREEWAY: AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODES, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTINUOUS PARCELS WERE CREATED BY A MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING, OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION, OR PARTNERSHIP, FOR THE PURPOSE OF DIVIDING REAL PROPERTY. I CERTIFY UNDER PERJURY THAT THE FORGOING IS TRUE AND CORRECT.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, AT SAN DIEGO, CALIFORNIA

AS OWNER \_\_\_\_\_ DATE \_\_\_\_\_

HEALTH DEPARTMENT STATEMENT

VPM 037

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO \_\_\_\_ FEET OF TILE DRAIN FIELD TO SERVE A 3 BEDROOM DWELLING: PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

PARCELS 1, 2 AND 3 SHALL HAVE LAYOUT OF SEWAGE DISPOSAL SYSTEM APPROVED BY THE SAN DIEGO DEPARTMENT OF PUBLIC HEALTH PRIOR TO THE APPROVAL OF A BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. CUTS AND FILLS FOR DRIVEWAYS AND BUILDING SITES SHALL BE MADE PRIOR TO APPROVAL OF THE LAYOUTS. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE LINE AREA SHALL BE PROVIDED FOR POTENTIAL EXPANSION IN THE EVENT OF FAILURE BY GRAVITY FLOW.

PARCEL 1 1000 GALLON SEPTIC TANK & 420' LL w/ 100% RESERVE

PARCEL 2 1000 GALLON SEPTIC TANK & 440' LL w/ 100% RESERVE

PARCEL 3 1000 GALLON SEPTIC TANK & 440' LL w/ 100% RESERVE

PARCEL 4 1000 GALLON SEPTIC TANK & 440' LL w/ 100% RESERVE

THIS CERTIFICATION DOES NOT IMPLY ALL CONDITIONS PURSUANT TO THE RESOURCE PROTECTION ORDINANCE AND THE GROUND WATER ORDINANCE HAVE BEEN MET. THE DEPARTMENT OF PLANNING AND LAND USE SHOULD BE CONSULTED REGARDING THE APPLICATION OF THESE ORDINANCES RELATIVE TO THIS PROJECT. ANY RESULTANT CHANGES TO THE SEPTIC SYSTEM DESIGN(S) MUST BE REEVALUATED

SEE DATA AND RECOMMENDATIONS FOR

BY: ELLIOTT M. MAY R.C.E. 18592 DATED \_\_\_\_\_

- VEGETATION EXHIBIT
- SOUTHERN COAST LIVE OAK RIPATIAN FOREST (HOLLAND CODE #61310)

COAST LIVE OAK WOODLAND (HOLLAND CODE #71160)

DIEGAN COASTAL SAGE SCRUBS (HOLLAND CODE #32500)

URBAN/DEVELOPED HABITAT (HOLLAND CODE #12000)

MULE FAT SCRUB (HOLLAND CODE #63310)

PALMER'S GOLDENBUSH (ERICAMERIA PALMEN)

PROPOSED BIOLOGICAL OPENSACE EASEMENT

PROPOSED 100' FIRE BUFFER

MINIMAL IMPACT/PRESERVE ANALYSIS

BIOLOGICAL RESOURCES	TOTAL ACRES ONSITE (PRE-DEVELOPMENT)	ACRES IMPACTED (POST-DEVELOPMENT)	ACRES PRESERVED (POST-DEVELOPMENT)	MITIGATION REQUIRED	MITIGATION PROVIDED
DIEGAN COASTAL SAGE SCRUBS (HOLLAND CODE #32500) TIER II HABITAT-TYPE	20.91 ACRES	8.54 ACRES	12.37 ACRES	12.81 @ 1-1/2:1	0.44 ACRES SHORTAGE
SOUTHERN COAST LIVE OAK RIPARIAN FOREST (HOLLAND CODE #61310) TIER I HABITAT-TYPE	1.07 ACRES	0.22 ACRES	0.85 ACRES	0.44 @ 2:1	0.41 ACRES EXCESS
COAST LIVE OAK WOODLAND (HOLLAND CODE #71160) TIER I HABITAT-TYPE	1.32 ACRES	NONE	1.32 ACRES	NONE	1.32 ACRES EXCESS

TAX RATE AREA 59255

USE REGULATIONS A70

ANIMAL REGULATIONS	M
DENSITY	.5
LOT SIZE	2 AC
BUILDING TYPE	C
MAX. FLR. AREA	-
FLR. AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGS.	-
APN 508-180-0809	-

MAY ENGINEERING & SURVEYING

9880 N. MAGNOLIA AVE. #205, SANTEE, CA 92071

PH (619) 463- 8580

(FAX) 561- 3897

ENGINEER OF WORK

ELLIOTT M. MAY R.C.E. 18592

DATE \_\_\_\_\_

